



County of San Diego
PLANNING & DEVELOPMENT SERVICES

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August 29, 2014

Update No. 96
9-14

TO: Persons Holding Copies of the San Diego County Zoning Ordinance
FROM: Planning & Development Services
RE: AMENDMENT PAGES FOR THE COUNTY ZONING ORDINANCE

Attached are pages containing changes to the San Diego County Zoning Ordinance amended by adoption of Ordinance No. 10348 (N.S.), effective August 29, 2014. This Ordinance makes additions and amendments to the Use Regulations, Development Regulations, Special Area Regulations, General Regulations and Village Regulations. These amendment pages are known as the Ramona Form-Based Code, POD-11-010 and Alpine Form-Based Code, POD-11-012, adopted by the Board of Supervisors on July 30, 2014.

Please substitute these pages in your copy of the Zoning Ordinance by removing the obsolete pages and adding the new pages as follows:

REMOVE	ADD	SECTION CHANGES/DESCRIPTION
2050-2050 (1 page)	2050-2050 (2 pages)	Amended Compatibility Matrix, page 2
4005-4008 (1 page)	4005-4008 (1 page)	Amended Required Development Regulations Amended Development Designations
4205-4205 (1 page)	4205-4205 (1 page)	Amended Lot Area Designator Notation
4305-4305 (1 page)	4305-4305 (1 page)	Amended Building Type Designator Notation
4405-4605 (3 pages)	4405-4605 (3 pages)	Amended Maximum Floor Area Designator Notation Amended Floor-Area Ratio Designator Notation Amended Height Designator Notation
4705-4805 (2 pages)	4705-4805 (2 pages)	Amended Coverage Designator Notation Amended Setback Designator Notation
4905-4905 (1 page)	4905-4905 (1 page)	Amended Usable Open Space Designator Notation

5754-5754 (2 pages)	5754-5754 (2 pages)	Amended Designated Area of Community Design Review Area Regulations Pagination changes
5799-5799 (1 page)	5799-5799 (1 page)	Amended Community Design Review Areas
6263-6263 (1 page)	6263-6263 (1 page)	Amended Freestanding Signs
8000-8600 (entire section)	8000-8900 (23 pages)	Amended Village Regulations Amended Fallbrook Village Zones (FB-V1 -- FB-V5) Amended Use Matrix Added Ramona Village Core Regulations Added Alpine Village Core Regulations

Upon insertion of these pages, we suggest you fill in the space provided for Update No. 96 inside the front cover of your Zoning Ordinance. This will serve as a record that your copy has been updated. If you have any questions regarding this update, please contact Joe Farace at (858) 694-3690.



Todd Snyder, Chief
Advance Planning Division
Department of Planning and Development Services

2050 COMPATIBILITY MATRIX.

The Director shall prepare and cause to be inserted in the Zoning Ordinance, an official Compatibility Matrix for guidance in consideration of a rezone, which expresses in graphic form the compatible Use Regulations and Village Regulations of the ordinance contained in Sections 2100 through 2999 and Section 8000 through 8999, inclusive with the appropriate Land Use Designations of the San Diego County General Plan.

COMPATIBILITY MATRIX																																				
SUMMARY PREPARED PURSUANT TO SECTION 2050																																				
NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance and General Plan.																																				
USE REGULATIONS																																				
	RS	RD	RM	RV	RU	RRO	RR	RC	RMH	C30	C31	C32	C34	C35	C36	C37	C38	C40	C42	C44	C46	M50	M52	M54	M56	M58	A70	A72	S80	S82	S86	S88	S90	S92	S94	
Land Use Designations	R S	R D	R M	R V	R U	R R O	R R	R C	R M H	C 30	C 31	C 32	C 34	C 35	C 36	C 37	C 38	C 40	C 42	C 44	C 46	M 50	M 52	M 54	M 56	M 58	A 70	A 72	S 80	S 82	S 86	S 88	S 90	S 92	S 94	
Village Residential																																				
Village Residential 30 (VR-30)	O	•	•	•	•	•		•	•		O		O	O																•	O	•	•		•	
Village Residential 24 (VR-24)	O	•	•	•	•	•		•	•		O		O	O																•	O	•	•		•	
Village Residential 20 (VR-20)	O	•	•	•	•	•		•	•		O		O	O																•	O	•	•		•	
Village Residential 15 (VR-15)	O	•	•	•	•	•		•	•		O		O	O													O	O		•	O	•	•	O	•	
Village Residential 10.9 (VR-10.9)	•	•	•	•	•	•		O	•		O		O	O													O	O		•	O	•	•	O	•	
Village Residential 7.3 (VR-7.3)	•	•	•	•	•	•		O	•		O		O	O													O	O		•	O	•	•	O	•	
Village Residential 4.3 (VR-4.3)	•	•	•	•	•	•	O	O	•																		O	O		•	O	•	•	O	•	
Village Residential 2.9 (VR-2.9)	•	•	O	O	O	•	O	O	•																		O	O		•	O	•	•	O	•	
Village Residential 2 (VR-2)	•	•	O	O	O	•	•	O	•																		O	O		•	O	•	•	O	•	
Semi-Rural																																				
Semi-Rural 0.5 (SR-.05)	•	O					•	•	O	•																		O	O		•	O	•	•	O	•
Semi-Rural 1 (SR-1)	•						•	•	O	•																		•	•		•	O	•	•	O	•
Semi-Rural 2 (SR-2)	O						O	•	O	O					O			O		O								•	•		•	O	•	•	•	•
Semi-Rural 4 (SR-4)	O						O	•	O	O					O			O		O								•	•		•	O	•	•	•	•
Semi-Rural 10 (SR-10)							O	•	O	O					O			O		O								•	•		•	O	•	•	•	•
Rural Lands																																				
Rural Lands 20 (RL-20)							•		O						O			O		O								•	•		•	O	•	•	•	•
Rural Lands 40 (RL-40)							•		O						O			O		O								•	•		•	O	•	•	•	•
Rural Lands 80 (RL-80)							•		O						O			O		O								•	•		•	O	•	•	•	•
Commercial																																				
General Commercial (C-1)										•	O	•	•	•	•	O	O	O	•	•	•									•		•	•	•	•	
Office Professional (C-2)										•	O	O	O	O	O	O	O	O	O	O	•									•		•	•	•	•	
Neighborhood Commercial (C-3)								O		•	O	•	O	O	O	O		O	O	O	O									•		•	•	•	•	
Rural Commercial (C-4)								O		O	O	•	O	O	O	O	O	•	•	•	O								O		•	•	•		•	
Village Core Mixed Use (C-5)					O			O		•	•	•	•	•	•	•	•	O	•	O	•	O	O						•		•	•	•		•	
Industrial																																				
Limited Impact Industrial (I-1)															O	O	O	O				•	•	O						•	O	•	•	•	•	
Medium Impact Industrial (I-2)															O	•	•	•				O	•	•	•	O				O	O	•	•	•	•	
High Impact Industrial (I-3)															O	O	O	O					O	•	•	•				O	O	•	•	•	•	
Other																																				
Public Agency Lands	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	•	O	•	•	O	•	
Specific Plan Area (SPA)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	O	•	•	•	•	•
Public/Semi-Public Facilities (P/SP)	O				O	O	O		O														O	O				•	•		•	O	•	•	•	•
Open Space-Conservation (OS-C)																											O	O		•			•	•	O	•
Open Space-Recreation (OS-R)						O	O																				O	O		•			•	•	O	•
MATRIX LEGEND: • Consistent Use Regulation, O Special Circumstances																																				

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	Fallbrook					Ramona						Alpine															
	FB-V1	FB-V2	FB-V3	FB-V4	FB-V5	RM-V5	RM-V4	RM-V3	RM-V2	RM-V1	√ RM-CD	AL-V2	AL-V1	√ AL-CD													
Land Use Designations	√1	V2	V3	V4	V5	V5	V4	V3	V2	V1	√ CD	V2	V1	√ CD													
Village Residential																											
Village Residential 30 (VR-30)						●	●	●	●	●	●	●	●	●													
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Specific Plan Area (SPA)	●	●	●	●	●																						
Public/Semi-Public Facilities (P/SP)	○	○	○	○	○	●	●	●	●	●	●	●	●	●													
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MATRIX LEGEND: ● Consistent Use Regulation, ○ Special Circumstances																											

(Added by Ord. No. 10162 (N.S.) adopted 8-3-11)
(Amended by Ord. No. 10217 (N.S.) adopted 7-25-12)
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

PART FOUR: DEVELOPMENT REGULATIONS

GENERAL PROVISIONS

4000 TITLE AND PURPOSE OF THE DEVELOPMENT REGULATIONS.

The provisions of Section 4000 through 4999, inclusive, shall be known as the Development Regulations. The purpose of these provisions is to specify the nature, components, and use of the development regulations and to establish regulations regarding the physical character and intensity of development.

4005 REQUIRED DEVELOPMENT REGULATIONS.

Development Regulations shall be required for every zone within San Diego County except for the Village Zones. Development Regulations shall be represented by Development Designators which, together with a Use Designator, as specified in Section 2000 through Section 2999, inclusive; an Animal Designator, as specified in Section 3000 through 3999, inclusive; and any Special Area Designator, as specified in Section 5000 through Section 5999, inclusive; shall describe a zone which conveys regulations of uses, buildings and other structures within San Diego County. Development Regulations for Village Zones shall be specified within Section 8000 et seq. of the Zoning Ordinance.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

(Amended by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4006 REPRESENTATION OF THE DEVELOPMENT REGULATIONS.

The Development Regulations shall be represented by 9 designators arrayed in the following order:

- a. Maximum Density ("Density").
- b. Minimum Lot Size ("Lot Size").
- c. Permitted Building Type ("Building Type").
- d. Maximum Floor Area of Individual Building ("Maximum Floor-Area").
- e. Maximum Floor-Area Ratio ("F A R").
- f. Maximum Building Height ("Height").
- g. Maximum Lot Coverage ("Coverage").
- h. Minimum Setback ("Setback").
- i. Minimum Usable Open Space ("Usable Open Space").

4007 LIMITATION ON SELECTION OF DEVELOPMENT DESIGNATORS.

Development Designators shall be limited to those specified within the schedules at Sections 4310, 4610, 4810, and 4910, or otherwise restricted by Sections 4110, 4210, 4410, 4510, and 4710 of the Development Regulations. Alterations to schedules or other regulations shall be made pursuant to the conditions and subject to the provisions of the Zoning Ordinance Amendment Procedure commencing at Section 7500.

4008 DEVELOPMENT DESIGNATORS.

All applications of the Development Regulations shall contain designators appropriate and auxiliary to the zone's Use Designator. When a designator is not included for the Development Regulations, a dash ("-") shall occupy the location normally occupied by the designator. The meaning of a dash ("-") shall be as specified in the appropriate regulations for each designator or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations. Where a blank space has been used it shall have the same meaning as a dash. Designators shall be included for Development Regulations in accordance with the following table.

Designators									
Zones	Density	Lot Size	Building Type	Maximum Floor Area	F.A.R	Height	Coverage	Setback	Usable Open Space
Residential	O	R	R	O	O	R	O	R	I
Commercial	O	O	R	O	O	R	O	R	I
Industrial	X	O	R	O	O	R	O	R	X
Agricultural	O	R	R	O	O	R	O	R	I
Special Use	O	O	O	O	O	O	O	O	I
Village	O	O	O	O	O	O	O	O	O

Key

R = Required. Designator shall always be included within the Development Regulations except that the lot size designator is optional when zone contains "P" designator under Special Area Regulations.

O = Optional. Designator may be included within the Development Regulations when deemed appropriate.

X = Prohibited. Designator shall not be included within the Development Regulations.

I = Designator shall be included within the Development Regulations when the multi-dwelling residential building type or the attached three to eight dwelling units residential building type is or may be permitted within the zone. (Refer to building type designator).

(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

LOT AREA REGULATIONS

4200 TITLE AND PURPOSE.

The provisions of Section 4200 through 4299, inclusive, shall be known as Lot Area Regulations. The purpose of these provisions is to aid in the implementation of the growth, population distribution, conservation, and development policies of the San Diego County General Plan and to meet requirements for residential and nonresidential development within the County as set forth in the policies and principles of the General Plan.

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

4205 LOT AREA DESIGNATOR NOTATION.

Minimum lot area shall be indicated directly with square feet expressed in thousands, e.g., "6000" and "10,000" indicating 6,000 and 10,000 square feet respectively. Minimum lot area may be expressed as acres, e.g. 1 ac. and 1.5 ac. A dash ("-") shall indicate that there is no minimum lot area or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4210 LOT AREA REGULATIONS.

- a. Specification of Lot Area. Minimum lot areas shall be established to regulate the minimum area that lots or building sites must have before they may be developed, and any such minimum lot area may be specified within the development unit.
- b. Lot Area Designator. In no case shall a minimum lot area of less than 3,000 square feet be designated under the provisions of the Lot Area Regulations, except where a lesser lot area may be permitted under the provisions of the Planned Development Standards commencing at Section 6600, the provisions of Section 4230 relating to lot area averaging, or where otherwise excepted by this ordinance.

(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

4215 MINIMUM LOT AREA TO BE MAINTAINED

No portion of the required area of any lot or building site shall be used or considered as part of the required area for any other lot or building site. No lot or building site shall be reduced in size so that the area thereof is less than the minimum prescribed by an applicable lot area designator except when such reduction results from partial acquisition for public use. No existing lot or building site which has an area less than the minimum required lot area shall be reduced in area, except when such reduction results from partial acquisition for public use.

(Amended by Ord. No. 6855 adopted on 10-10-84)

4220 MINIMUM LOT AREA REQUIREMENT MET – SUBSTANDARD LOT.

Any substandard lot or building site shall be deemed to meet an applicable minimum lot area requirement when:

4220

- a. It existed as an entire lot, or as an entire parcel for which either a deed of record in the office of the County Recorder or a bona fide contract of sale was in full force and effect, prior to the date it was first zoned to the zone classification which caused it to be undersized; and
- b. It is not the result of a division of land in violation of any state law or county ordinance.

(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

4221 MINIMUM LOT AREA REQUIREMENTS, NET OR GROSS.

The net lot area of a lot shall be not less than the required minimum area prescribed by the lot area designator of the zone, provided that one of the following requirements is satisfied:

- a. Said lot or building site is created pursuant to a use permit specifying such lesser area or issued for the purpose of authorizing such lesser area, provided that such lot or building site shall in no event have an area less than six thousand (6,000) square feet.
- b. All requirements of Section 4220 of this Ordinance are met.
- c. Said lot or building site is shown on an approved final subdivision map, or on a tentative subdivision map which has been approved or filed for approval, all prior to December 1, 1969; provided that after December 31, 1971:
 1. Said lot or building site exists as an entire lot, or as an entire parcel for which either a deed is of record in the office of the County Recorder or a bona fide contract of sale is in full force and effect.
 2. It is not the result of a division of land in violation of any State law or County ordinance.
- d. Said lot or building site is shown on an approved division of land plat or on a division of land plat filed for approval prior to December, 1969; provided that after December 31, 1971:
 1. Said lot or building site exists as an entire lot or as an entire parcel for which either a deed is of record in the office of the County Recorder or a bona fide contract of sales is in full force and effect.
 2. It is not the result of a division of land in violation of any State law or County ordinance.

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

BUILDING TYPE REGULATIONS

4300 TITLE AND PURPOSE.

The provisions of Section 4300 through 4399, inclusive, shall be known as the Building Type Regulations. The purpose of these provisions is to allow flexibility within the development regulations to identify structural types and sizes most appropriate to the various geographic settings and special local policies of San Diego County.

4305 BUILDING TYPE DESIGNATOR NOTATION.

Building type shall be indicated by a capital letter corresponding to one row of the Building Type Schedule at Section 4310 specifying the permitted building types. A dash ("-") shall indicate that none of the building types specified in Section 4310 are permitted or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4310 BUILDING TYPE SCHEDULE.

- a. Residential. Buildings containing only residential principal uses shall be permitted according to those columns of the Building Type Schedule pertaining to "Permitted Residential Building Types".
- b. Mixed. Buildings containing both residential and nonresidential principal uses shall be permitted according to those columns of the Building Type Schedule pertaining to "Permitted Mixed Residential and Nonresidential Building Types". The number of dwelling units shall not be greater than permitted by the same building designator for residential buildings.
- c. Nonresidential. Buildings containing only nonresidential principal uses shall be permitted according to those columns of the Building Type Schedule pertaining to "Permitting Nonresidential Building Types".
- d. Designator A. In zones subject to the "A" Building Designator, no buildings are permitted except those exempt from the Building Type Schedule pursuant to Section 4315.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85)

(Amended by Ord. No. 6983 (N.S.) adopted 7-03-85)

Schedule A - BUILDING TYPE SCHEDULE

PERMITTED BUILDING TYPES											
DESIGNATOR	RESIDENTIAL								MIXED RESIDENTIAL NONRESIDENTIAL	NONRESIDENTIAL	
	Single Detached (one dwelling unit per lot)	Semi-Detached (one dwelling unit per lot)	Duplex or Double Detached (two units on same lot)	Stacked (same lot)	Triplex, Three Unit Multiple (same lot)	Attached, Three to Eight Dwelling Units (separate lots)	Multi-Dwelling (same lot)	Limited Nonresidential (ground level and basements only)	Unlimited Nonresidential (any level)	Detached (one or more main buildings per lot)	Attached (same lot or separate lots)
A					See Section 4310. d						
B	●										
C	●							●		●	●
D	●	●									
E	●	●	●								
F	●	●	●	●				●		●	●
G	●	●	●	●	●			●		●	
H	●	●	●	●	●			●		●	●
I	●	●	●	●	●	●		●		●	
J	●	●	●	●	●	●		●		●	●
K	●	●	●	●	●	●	●				
L	●	●	●	●	●	●	●	●	●	●	●
M	●	●	●	●	●	●	●	●		●	●
N	●	●	●	●	●	●	●	●		●	
O			●	●	●	●	●				
P			●	●	●	●	●	●	●	●	●
Q			●	●	●	●		●		●	
R			●	●	●	●	●	●		●	
S					●	●	●				
T					●	●	●	●	●	●	●
U					●	●	●	●		●	
V					●	●	●	●			
W										●	●
X										●	
Y											●

● PERMITTED BUILDING TYPE

(a) Detached dwellings are permitted. (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)

MAXIMUM FLOOR AREA REGULATIONS

4400 TITLE AND PURPOSE.

The provisions of Section 4400 through Section 4499, inclusive, shall be known as the Maximum Floor Area Regulations. The purpose of these provisions is to limit the total floor area of individual buildings in order to assure compatibility of scale between buildings on the same building site and between buildings on different building sites within the same zone.

4405 MAXIMUM FLOOR AREA DESIGNATOR NOTATION.

Maximum floor area permitted per building shall be indicated by an Arabic numeral, with square feet expressed in thousands, e.g., "2" and "4" indicating "2,000" and "4,000" square feet, respectively; and hundreds expressed as a decimal fraction, e.g., "2.5" and "4.2" indicating 2,500 and 4,200 square feet, respectively. A dash ("-") shall indicate that permitted floor area is not regulated except as may otherwise be limited by required setbacks and height restrictions or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4410 MAXIMUM FLOOR AREA DESIGNATORS PERMITTED.

Maximum floor area designators shall be established to limit the floor area of individual buildings and any such floor area may be specified within the Development Regulations.

FLOOR-AREA RATIO REGULATIONS

4500 TITLE AND PURPOSE.

The provisions of Section 4500 through Section 4599, inclusive, shall be known as the Floor-Area Ratio Regulations. The purpose of these provisions is to allow flexibility within the Development Regulations to identify structural sizes most appropriate to the various geographic settings and special local policies of San Diego County by establishing the maximum floor-area ratio to which structures may be constructed.

4502 APPLICABILITY OF FLOOR-AREA RATIO.

The floor-area ratio shall incorporate all buildings on the lot or building site.

4505 FLOOR-AREA RATIO DESIGNATOR NOTATION.

Floor-area ratio shall be indicated by an Arabic numeral indicating the actual maximum permitted floor-area ratio. A dash ("-") shall indicate that floor-area ratio is not regulated by this ordinance except as may otherwise be limited by required setbacks and height restrictions or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations. However, a floor-area ratio pursuant to the Land Use Element of the General Plan may be applicable to a property.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4510 FLOOR-AREA RATIO PERMITTED.

Floor-area ratios shall be established to regulate the scale of development and any such ratio may be specified within the Development Regulations.

HEIGHT REGULATIONS

4600 TITLE AND PURPOSE

The provisions of Section 4600 through Section 4699, inclusive, shall be known as the Height Regulations. The purpose of these provisions is to establish the maximum height of buildings and other structures within zones.

4605 HEIGHT DESIGNATOR NOTATION

Height shall be indicated by a capital letter corresponding to one row of the Height Schedule at Section 4610 specifying the maximum permitted height of buildings and other structures measured in feet and numbers of stories. A dash ("-") shall indicate that there is no height limit, and may be used only where a dash has been used for the Building Type designator or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4610 HEIGHT SCHEDULE

Height designators used for the Development Regulations shall be limited to those in the following Schedule B:

SCHEDULE B
HEIGHT SCHEDULE

DESIGNATOR	MAXIMUM HEIGHT (Feet)	MAXIMUM NUMBER OF STORIES
A	15	1
B	20	2
C	25	2
D	25	3
E	30	2
F	30	3
G	35	2
H	35	3
I	35	4
J	40	3
K	40	4
L	45	4
M	45	(a)
N	50	(a)
O	55	(a)
P	60	4
Q	60	(a)
R	(b)	(a)

Notes:

- (a) Any number of stories is permitted, provided all building code requirements and floor-area ratio limitations are met.
- (b) Greater than 60 feet. Any height in excess of 60 feet requires a Major Use Permit.

COVERAGE REGULATIONS

4700 TITLE AND PURPOSE.

The provisions of Section 4700 through Section 4799, inclusive, shall be known as the Coverage Regulations. The purpose of these provisions is to establish the maximum lot area which may be covered by buildings.

4705 COVERAGE DESIGNATOR NOTATION.

Coverage shall be indicated by either or both of the following, of which the most restrictive applies:

1. An Arabic numeral specifying as a decimal fraction the actual maximum portion of a lot or building site which may be covered by all buildings located on such lot or building site.
2. An Arabic numeral specifying as a whole number the actual maximum area in square feet which may be covered by all buildings located on such lot or building site.

A dash ("-") shall indicate that maximum coverage of the lot or building site, in either square feet or portion of the lot, is not regulated except as may otherwise be limited by required setbacks designator or that when used in conjunction with a Village Zone regulations shall be specified in the applicable Village Zone Development Regulations.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4710 COVERAGE SPECIFICATION.

Maximum lot coverage shall be established to regulate the intensity of development and any such coverage may be specified by the Development Designator.

SETBACK REGULATIONS

4800 TITLE AND PURPOSE.

The provisions of Section 4800 through Section 4899, inclusive, shall be known as the Setback Regulations. The purpose of these provisions is to establish minimum front, side, and rear yard setback requirements for all buildings and other structures within San Diego County in order to assure light, air, privacy, and open areas appropriate to the use, location, and impact of uses and structures.

4805 SETBACK DESIGNATOR NOTATION.

Setbacks shall be indicated by a capital letter corresponding to one row of the Setback Schedule at Section 4810 specifying the minimum dimensions of the front, side, and rear yard setbacks. A dash ("-") shall indicate that there are no setbacks required for the property, and may be used only where a dash has been used for the Building Type designator or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4810 SETBACK SCHEDULE.

Setback designators used within the development unit shall be limited to those in the following Schedule C:

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

*SCHEDULE C – SETBACK SCHEDULE (Zoning)

DESIGNATOR	FRONT YARD (a)				SIDE YARD		REAR YARD
	Abutting public street or private thoroughfare except those subject to Note (d). (Measured from Centerline)				Interior Setback measured from the lot line	Exterior (s) Setback measured from centerline	Setback measured from lot line (e)
	Standard Setback	Setbacks for certain Major Subdivisions recorded after January 1, 1966					
		Street Width in Feet:					
	50	52	56				
A	100	100	100	100	15	35	50
B	60	60	60	60	15	35	50
C	60	60	60	60	15	35	25
D	60 (f)	60 (f)	60 (f)	60 (f)	15 (g)	35	25
E	60	60	60	60	0 (h)	35 (i)	15
F	60	60	60	60	(j)	35	25
G	50	45	46	48	10	35	40
H	50	45	46	48	10	35	25
I	50	45	46	48	7 ½	35	25
J	50	45	46	48	5	35	25
K	50	45	46	48	5 (k)	35	25
L	50	45	46	48	5 (l)	35	25
M	50	50	50	50	5 (l)	35	25
N	50 (t)	45	46	48	5	35	25
O	50	50	50	50	0 (h)	35	25 (m)
P	50	50	50	50	0 (n)	35	15 (o)
Q	50	50	50	50	0 (h)	35	15
R	(p)	(p)	(p)	(p)	0 (h)	35	15
S	30 (q)	25	26	28	(j)	35	15
T	30 (q)	25	26	28	0	35	15
U	30 (q)	25	26	28	0 (r)	35	0 (r)
V	Setbacks to be established during planned development, use permit or site plan review						
W(v)	60	60	60	60	25 (v)	35	25

Note: (b) not used

*** Fire Code Setbacks may be more restrictive. Check with Fire Authority having jurisdiction. For Additional Setback Regulations see sections 4815 and 4816.**

(Amended by Ord. 5508 (N.S.) adopted 5-16-79. Effective 6-15-79)
 (Amended by Ord. 6654 (N.S.) adopted 9-21-83. Effective 10-21-83)
 (Amended by Ord. 7110 (N.S.) adopted 4-2-86. Effective 5-2-86)
 (Amended by Ord. 8185 (N.S.) adopted 12-16-92.)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

USABLE OPEN SPACE REGULATIONS

4900 TITLE AND PURPOSE.

The provisions of Section 4900 through Section 4999, inclusive, shall be known as the Usable Open Space Regulations. The purpose of these provisions is to promote the availability of outdoor areas for leisure and recreation throughout San Diego County by establishing requirements for minimum areas of usable open space for residential developments with three or more dwelling units per lot or building site.

4905 USABLE OPEN SPACE DESIGNATOR NOTATION.

Usable open space shall be indicated by a capital letter corresponding to one row of the Usable Open Space Schedule at Section 4910 specifying the minimum square feet of private and group usable open space for each dwelling unit in a residential development with three or more dwelling units per lot or building site. A dash ("-") shall indicate that there is no useable open space requirement or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4910 USABLE OPEN SPACE DESIGNATORS SCHEDULE.

Usable open space designators used within the development unit shall be limited to those in the following Schedule D:

SCHEDULE D
USABLE OPEN SPACE SCHEDULE

USABLE OPEN SPACE PER
DWELLING UNIT
(square feet)

<u>DESIGNATOR</u>	<u>PRIVATE</u>	<u>GROUP</u>
A	0	0
B	0	150
C	0	500
D	0	800
E	100	0
F	100	150
G	100	500
H	100	800
I	350	0
J	350	150
K	350	500
L	350	800
M	600	0
N	600	150
O	600	500
P	600	800

COMMUNITY DESIGN REVIEW AREA REGULATIONS

5750 TITLE AND PURPOSE.

The provisions of Section 5750 through Section 5799, inclusive, shall be known as the Community Design Review Area Regulations. The purpose of design review is to evaluate site planning, architecture, landscape design, signage and lighting to ensure that new development is compatible with surrounding development and community goals. These regulations provide for the maintenance and enhancement of a Community's individual character and identity.

(Added by Ord. No. 7127 (N.S.) adopted 5-7-86)

(Amended by Ord. No. 10296 (N.S.) adopted 10-23-13)

5754 DESIGNATED AREA.

An area that has been identified by the application of a Community Design Review Area Designator shall be known as a designated area for the purposes of these regulations. Designated areas shall be subject to the Community Design Review Area Regulations of Section 5750 through 5799 inclusive. In addition, property subject to the Village 1 (FB-V1), Village 2 (FB-V2), Village 3 (FB-V3), Village 4 (FB-V4), or Village 5 (FB-V5) Zones in the community of Fallbrook shall be subject to these regulations, to the Fallbrook Design Guidelines, and to the Fallbrook Design Review Checklist.

In addition, property located within the Ramona Village Center Area, Village 1 (RM-V1), Village 2 (RM-V2), Village 3 (RM-V3), Village 4 (RM-V4), Village 5 (RM-V5), or Civic (RM-CD) Zones in the community of Ramona shall be subject to these regulations, to the Ramona Village Plan, and to the Ramona Village Plan Design Review Checklist.

Property located within the Alpine Village Core Area, Core (AL-V2), Edge (AL-V1), or Civic (AL-CD) Zones in the community of Alpine shall also be subject to these regulations, to the Alpine Village Plan, and to the Alpine Village Plan Design Review Checklist.

(Added by Ord. No. 7127 (N.S.) adopted 5-7-86)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10296 (N.S.) adopted 10-23-13)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

5756 SITE PLAN PERMIT REQUIRED.

No building permit or discretionary approval pursuant to this ordinance shall be issued, nor shall any person construct or alter a building, structure, or parking area, nor shall any outdoor commercial or industrial use be established, on land subject to the Community Design Review Area Regulations until a plot plan which conforms to the criteria established pursuant to these regulations has been submitted and approved in accordance with the Site Plan Permit Review Procedure commencing at Section 7150. A Site Plan Permit is not required for any of the following:

- a. Alterations to the interior of a structure which are not visible from the outside.
- b. Zone Reclassifications, subdivisions of land, or other discretionary approvals not involving the design of buildings or structures, except that subdivisions in the I-15 Scenic Corridor shall not be exempt.
- c. Electrical, gas or other utility improvements where no associated discretionary permits are

required, provided that any visible portion of such improvement does not exceed 24 inches in any dimension. The Director may require the applicant to submit an affidavit stating that the proposed utility improvement will not serve a use other than those uses presently occurring legally on the site.

- d. Temporary improvements associated with construction activities authorized by building permit. Said improvements shall include, but not be limited to, trailers, fences, and signs which do not require discretionary approval by other applicable sections of the Zoning Ordinance.
- e. Signs exempt from the Zoning Ordinance pursuant to Section 6203.
- f. Temporary special purpose off premise signs pursuant to Section 6207.
- g. Any use or development type which according to the applicable design guidelines is not subject to design review pursuant to the Community Design Review Area Regulations.
- h. A grading permit pursuant to the Grading Ordinance, except in the I-15 Scenic Corridor.
- i. The following types of projects which the Director determines comply with the applicable community design program objectives and design guidelines:
 - 1. New on-premise signs, except in the I-15 Scenic Corridor, if existing on-premise signs which are under the control of the person requesting the exemption are also in full compliance with applicable Design Guidelines. The Director may require sufficient evidence in the form of drawings, photographs and/or other graphic exhibits.
 - 2. Replacement, repair or minor modifications to exterior wall or roof finish materials on existing structures.
- j. Exterior alteration or new construction not otherwise exempt under this section, which is not visible from any street, excluding alleys, provided the total lot coverage is not increased to more than 75 percent of the net lot area. Eliminating said visibility through screening techniques such as landscape, walls, fences or grading shall not qualify such exterior alterations or new construction for this exemption. The Director shall determine if a project meets this exemption standard and may require any necessary information including drawings, photographs and/or other graphic exhibits.
- k. Small antennas (i.e., satellite earth station receiving antennas or similar antennas for video programming and television signals) exempted by Federal Communications Commission rules from local design review regulations. This exemption applies to antennas that are one meter (39 inches) or less in diameter or diagonal measurement. Such antennas mounted on masts exceeding 12 feet in height are not included in this exemption.
- l. Certified Farmers' Market pursuant to section 6122.

Any decision by the Director to exempt a project pursuant to this section shall be final.

(Added by Ord. No. 7127 (N.S.) adopted 5-7-86)
 (Amended by Ord. No. 7576 (N.S.) adopted 1-11-89)

(Amended by Ord. No. 8236 (N.S.) adopted 5-5-93)
 (Amended by Ord. No. 8407 (N.S.) adopted 5-18-94)
 (Amended by Ord. No. 8897 (N.S.) adopted 3-18-98)
 (Amended by Ord. No. 9958 (N.S.) adopted 12-10-08)
 (Amended by Ord. No. 10296 (N.S.) adopted 10-23-13)

5757 SITE PLAN PERMIT EXEMPTION - COMMUNITY DESIGN REVIEW.

- a. An exemption from the Site Plan Permit requirement of Section 5756 may be granted by the Director under any of the following circumstances:
 1. Existing Permit Exemption. All of the purposes and requirements of the Site Plan Permit process have been fulfilled by an existing approved discretionary permit.
 2. Concurrent Permit Exemption. All of the purposes and requirements of the Site Plan Permit process will be fulfilled by a concurrent discretionary permit which will be reviewed the applicable Community Design Review Board.
 3. Minor Project Exemption. The Director determines that a proposed project is minor in nature, as defined in Section 7156(b) and that subjecting it to the Site Plan Permit review process would not materially contribute to the attainment of the community design objectives and guidelines as set forth in the applicable Design Guidelines. The applicable Community Design Review Board may recommend to the Director whether to grant a minor project exemption. The recommendation shall be in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign Site Plan Permit exemption requests, and shall be accompanied by a copy of the project plans upon which the recommendation was based.
 4. Design Review Checklist Exemption. The Director determines that the project complies with the objective standards set forth in the Design Review Checklist for the applicable community in which the project is located. The applicable Community Design Review Board may recommend to the Director whether to grant a Design Review Checklist Exemption. The recommendation shall be in writing, signed by the Chairperson or other authorized member of the Design Review Board and shall be accompanied by a copy of the Design Review Checklist and stamped plot plans on which the recommendation was based.
- b. A request for a Site Plan Permit exemption based on compliance with subsections 5757 a.3 or 5757 a.4 shall be transmitted by the Director to the applicable Community Design Review Board using forms approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.
- c. Notwithstanding the above, the Review Board may recommend a Site Plan Permit exemption of entire classes of projects, in which case the Director may exempt projects within these classes without obtaining recommendations from the Review Board on each individual case.

5757

- d. No building permit shall be issued for a project for which the Site Plan Permit exemption has been granted pursuant to subsections 5757 a.3 or 5757 a.4 unless the project's plot plans bear the Director's stamp granting the exemption. No deviation from aspects of such approved plot plans pertinent to the Design Guidelines or the Design Review Checklist, such as materials, colors, architectural details, landscaping, and site design, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director in compliance with this Section.

(Added by Ord. No. 7229 (N.S.) adopted 11-05-86)
(Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
(Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
(Amended by Ord. No. 8105 (N.S.) adopted 7-15-92)
(Amended by Ord. No. 8185 (N.S.) adopted 12-16-92)
(Amended by Ord. No. 8236 (N.S.) adopted 5-5-93)
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)
(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)
(Amended by Ord. No. 10296 (N.S.) adopted 10-23-13)

5758 CONTENT OF PLOT PLAN.

The plot plan shall include such textual descriptions and plans, sketches and drawings as are necessary to provide the information as required by the applicable Community Design Guidelines pursuant to Section 5799.

(Added by Ord. No. 7127 (N.S.) adopted 5-7-86)
(Amended by Ord. No. 10296 (N.S.) adopted 10-23-13)

5760 DEVELOPMENT STANDARDS AND REVIEW CRITERIA.

In addition to the development standards contained in the Zoning Ordinance and the County Code the standards and criteria contained in the applicable Community Design Guidelines or Design Review Checklist shall apply to any project subject to the Community Design Review Area Regulations.

(Added by Ord. No. 7127 (N.S.) adopted 5-7-86)
(Amended by Ord. No. 10296 (N.S.) adopted 10-23-13)

5761 SPECIAL PARKING PROVISIONS WITHIN DESIGNATED SPECIAL PARKING DISTRICTS.

- a. Purpose and Intent. The intent of this section is to encourage economic revitalization and the maintenance and enhancement of existing zero front yard setback development patterns in certain traditional downtown commercial districts as specified herein, consistent with certain Community Design Guidelines adopted pursuant to the Community Design Review Area Regulations. To achieve this purpose, the design, location and number of automobile, bicycle and loading spaces within these districts may be determined on a case-by-case basis.

5799 COMMUNITY DESIGN REVIEW AREAS.

- a. Applicability. The requirements of Section 5750 through 5799, inclusive, apply to the areas that are designated Design Review Areas (Special Area Designator "B"), and to that property within the community of Fallbrook to which the Village 1 (FB-V1), Village 2 (FB-V2), Village 3 (FB-V3), Village 4 (FB-V4), or Village 5 (FB-V5) Zone has been applied and to area within the community of Ramona for which the Village 1 (RM-V1), Village 2 (RM-V2), Village 3 (RM-V3), Village 4 (RM-V4), Village 5 (RM-V5), or Civic (RM-CD) Zones has been applied; and to area within the community of Alpine for which the Core (AL-V2), Edge (AL-V1), or Civic (AL-CD) Zones has been applied. (see Section 8000)
- b. Design Criteria. Site Plan permits and concurrent applications shall conform to criteria set forth in the applicable Design Guidelines Manual approved by the Board of Supervisors.
- c. Design Review Boards. Site Plan permits concerning property within designated Design Review Areas shall be referred to the Community's Design Review Board for recommendation, if such a board exists for the area. The Design Review Board shall advise the Director as to the Site Plan permit's conformance with the Community's Design Guidelines Manual. The Review Board's evaluation shall be limited to the design guidelines set forth in the manual, and the Review Board shall cite the specific guideline(s) in instances where a project may be inconsistent with the adopted design manual. The Director may consider the input of the applicable planning or sponsor group in areas where no design review board exists.

(Added by Ord. No. 7127 (N.S.) adopted 5-7-86)
 (Amended by Ord. No. 8712 (N.S.) adopted 8-6-96)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
 (Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)
 (Amended by Ord. No. 10296 (N.S.) adopted 10-23-13)
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

6263 FREESTANDING SIGNS.

a. Number Permitted.

1. Premises having a minimum of 50 feet of frontage may be permitted one freestanding sign for each street frontage. Premises having a frontage of 250 feet or more along the same street may have one additional freestanding sign, except that an adult entertainment establishment shall be limited to one freestanding sign for each street frontage.
2. Where two (2) freestanding signs are permitted on a frontage, the allowable area may be combined into one sign, provided the area does not exceed a maximum area of 200 square feet.
3. One freestanding freeway-oriented sign may be substituted for one permitted freestanding sign, except that an adult entertainment establishment shall not substitute a freeway-oriented sign.
4. One sign to identify freeway service facilities is permitted such an establishment as provided by the following subsection (c)(2).

b. Area.

1. The area of a freestanding sign shall not exceed 1.25 square feet for each linear foot of street frontage, provided the area does not exceed 175 square feet, except that the area of a freestanding sign in conjunction with an adult entertainment establishment shall not exceed 10 feet in height or width and a total of 100 square feet.
2. The maximum area of a freeway oriented sign shall not exceed 300 square feet.

c. Height.

1. A freestanding sign shall not exceed a height measured from the ground of:
 - i. Eight feet in zones within the California Coastal Zone except that freeway oriented signs shall be subject to the hereinafter specified height limits pertaining to such signs;
 - ii. Twenty feet in zones subject to the Scenic Area and Historic/Archaeological Landmark and District Regulations;
 - iii. Twenty-five feet in any zone subject to the C34, C35, C36, C40, C42, C44, M50 and M52 Use Regulations; or
 - iv. Thirty-five feet in any zone subject to the C37, C38, M54 and M58 Use Regulations.
 - v. Six feet in Fallbrook Village Zones FB-V1, FB-V2, FB-V3, FB-V4 and FB-V5.

2. A freeway-oriented sign may be increased 10 feet above the height specified in paragraph 1 above.
- d. Clearance. A freestanding sign that projects above a driveway, parking lot aisle or parking space, shall maintain a clearance of 8 feet. A clearance less than 16 feet, shall be clearly labeled at the bottom of each sign face.
- e. Projection Over Roof. Any freestanding sign that projects over the roof of a building shall be considered a roof sign for the purpose of establishing the allowable area and shall be subject to the area standards specified in Section 6266.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)
 (Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)
 (Amended by Ord. No. 6743 (N.S.) effective 1-11-85)
 (Amended by Ord. No. 8015 (N.S.) adopted 12-04-91)
 (Amended by Ord. No. 8114 (N.S.) adopted 7-29-92)
 (Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)
 (Amended by Ord. No. 9620 (N.S.) adopted 12-10-03)
 (Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

6265 WALL SIGNS.

- a. Area. The maximum area of wall signs, including permanent window signs, on a single building facing shall be calculated as follows:
 1. Where wall signs are the only sign type on the premises the area shall not exceed 3.5 square feet for each linear foot of building facing, not to exceed a maximum of 350 square feet per building face, except that the area of said wall sign(s) in conjunction with an adult entertainment establishment shall not exceed 15 feet in height or width and a total of 225 square feet.
 2. Where a wall sign(s) and a freestanding sign(s) are used in combination on a premise the area of the wall sign shall not exceed 1.5 square feet for each linear foot of building facing, not to exceed a maximum of 250 square feet per building face, except that the area of said wall sign(s) in conjunction with an adult entertainment establishment shall not exceed 10 feet in height or width and a total of 100 square feet.
 3. Where wall signs are combined with projecting or roof signs (no freestanding signs) on the premises the area of the wall sign shall not exceed 1.0 square feet for each linear foot of building facing, not to exceed a maximum of 200 square feet per building facing.
 4. The allowable area for wall signs on one frontage shall not be combined with the allowable area for wall signs on another frontage.

PART EIGHT: VILLAGE REGULATIONS

GENERAL PROVISIONS

8000 GENERAL INTENT

The Village Regulations apply to the village areas within the County in which specific development regulations have been developed to achieve a community's vision of how its village areas, because of the unique mix of higher density housing and higher intensity commercial uses, will look and function in the future to ultimately result in revitalizing the village and providing an economic benefit by increasing use of the village area by residents and visitors. Further, the Village Regulations are intended to preserve and promote the village character while creating a pedestrian-friendly environment for residents, business owners and visitors.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8001 FALLBROOK VILLAGE REGULATIONS

The Fallbrook Village Regulations apply to the village area of Fallbrook's business district and are intended to preserve and promote the village character while creating a pedestrian-friendly environment for residents, business owners and visitors. These regulations are also intended to encourage continuation and growth of the established character as an art center where fine art is displayed, sold, manufactured and taught.

If specific regulations are not addressed in the Fallbrook Village Regulations, the remaining portions of the Zoning Ordinance shall apply, such as the Basic Provisions commencing at Section 1000, the General Provisions commencing at Section 6000 and the Procedures commencing at Section 7000.

(Added by Ord. No. 10348 (N.S.) adopted 7-30-14)

8100

FB-V1 FALLBROOK VILLAGE 1 ZONE

8100 INTENT

The Village 1 (FB-V1) Zone is intended to encourage the retention and attraction of businesses compatible with a primarily retail environment fronting on a pedestrian-oriented street. Residential uses are allowed as a secondary use. Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8102 PERMITTED USES

The following use types are permitted by the FB-V1 Zone:

a. Civic Use Types.

Administrative Services
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Lodge, Fraternal and Civic Assembly
Minor Impact Utilities
Parking Services
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales: Horticultural Sales
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Business Support Services
Communications Services
Financial, Insurance and Real Estate Services
Medical Services
Personal Services, General
Repair Services, Consumer
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8103 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V1 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential – Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for commercial purposes.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 15 cubic feet and equipment to 5 horsepower at any one time

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8105 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V1 Zone upon issuance of a Major Use Permit:

a. Commercial Use Types.

Research Services

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8120

8120 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V1 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the Village 1 Zone.

A maximum of 24 dwelling units per acre as a secondary use only.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V1 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the FB-V1 Zone.

2.0 (the floor area of all buildings on-site may not exceed twice the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V1 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V1 Zone should maintain a continuous building façade and buildings shall maintain a zero front yard and exterior side yard setback along Main Street and adjacent side streets.

Front:	0 feet from lot line (mandatory)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (mandatory)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook FB-V1 Zone Parking Regulations.
2. Parking Services
3. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the FB-V1 Zone shall be included in the definition of "Commercial Zones."

8120

n. On-Premise Sign Regulations

All property with the FB-V1 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8130 PARKING REGULATIONS

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the FB-V1 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. All of the FB-V1 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V1 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
- c. Relationship of Required Parking to Building Site. Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 900 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.
- d. Location of Parking on Building Site.
 1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
 - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).
 - b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - c) As close to the building entrances as is practical without interfering with pedestrian traffic.
 - d) At ground level.

2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel.
 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel.
 4. Exceptions. A Use Permit, Variance, or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8130 d. 1 – 3 above.
- e. Parking Space Dimensions.
1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
 2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.

2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines and the County Water Conservation in Landscaping Ordinance.
3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

FB-V2 FALLBROOK VILLAGE 2 ZONE

8200 INTENT

The FB-V2 Zone is intended to provide a buffer between the retail oriented FB-V1 Zone and the heavier uses allowed in the FB-V3 Zone. The FB-V2 Zone allows all the uses permitted in the FB-V1 Zone in addition to more intensive civic and automobile-service oriented uses. Unlike the FB-V1 Zone, residential uses are permitted as co-principal uses subject to limitations. Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8202 PERMITTED USES

The following use types are permitted by the FB-V2 Zone:

a. Civic Use Types.

- Administrative Services
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Religious Assembly
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales: Horticultural Sales
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Business Support Services
- Communications Services
- Financial, Insurance and Real Estate Services
- Medical Services
- Personal Services, General
- Repair Services, Consumer
- Retail Sales: General

Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

The following use types are permitted by the FB-V2 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential

Limited to dwellings that are located in conjunction with a second principal use that is primarily used for business purposes within or on the same structure, lot or parcel. All residential uses in the FB-V2 Zone shall require Site Plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

1. Site Plan Review Required. Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for use as a Family Residential Use Type in the FB-V2 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.
2. Content of the Site Plan. Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
 - a) Boundaries and existing topography of the property, and adjoining or nearby streets;
 - b) Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;
 - c) Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;
 - d) Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;
 - e) Location and treatment of important drainage ways, including underground drainage systems;

- f) Proposed grading and removal of natural materials, including finished topography of the site;
 - g) Proposed landscaping plan including the location of exterior lighting fixtures and underground fuel storage facilities and aboveground pumps, if proposed.
- 3. Site Plan Review Criteria. The Site Plan shall be reviewed and evaluated by the Director for conformance with the following criteria.
 - a) Residential uses shall be located and designed so they are buffered from potentially adverse impacts created by adjacent, commercial and industrial uses.
 - b) Impacts to be addressed shall include noise, odors, lighting, air quality, visual quality and vibration.
 - c) Building and structures shall use construction methods such as windows and building materials that will reduce noise generated by the business and will reduce noise that may impact the residential use.
 - d) Landscape buffers shall be utilized where appropriate to screen views from the residential use to visually undesirable portions of adjacent businesses. Landscaping shall be capable of reaching a height that will provide screening of views within one year of installation. To reduce fire hazards, plant material used shall not be on the North County Fire Protection District's Undesirable Plant List.
 - e) Lighting of the business use shall not excessively spill over into the residential use.
- 4. Site Plan Permit Exemption. An exemption from the Site Plan permit requirement of Section 8203.a.1 may be granted by the Director under either of the following circumstances:
 - a) If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially contribute to the attainment of the intent of the criteria listed in Section 8203.a.3 or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a Site Plan permit exemption due consideration shall be given to the recommendation of the appropriate Design Review Board. Such recommendation shall be

in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign Site Plan permit exemption recommendations, and shall be accompanied by a copy of the project plans upon which the recommendation was based. Site Plan permit exemption requests shall be transmitted by the applicant to the Review Board using a form approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.

- b) If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the appropriate Design Review Board.

No building permit shall be issued for a project for which the Site Plan permit exemption has been granted except pursuant to plans bearing the Director's stamp granting such exemption. No deviation from aspects of such plans pertinent to the criteria listed in Section 8203.a.3, such as materials, landscaping, site design and lighting, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Group Residential – Allowed in conjunction with a school where housing facilities are used by registered students of the school. The associated school facility does not have to be located on the same lot.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Laundry Services – Limited to drycleaning plants and laundries that provide retail services only, use only non-flammable solvents and employ not more than 10 people.

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8204.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 20 cubic feet and equipment to 25 horsepower at any one time.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8204 USES SUBJECT TO A MINOR USE PERMIT

The following use types are permitted by the FB-V2 Zone upon issuance of a Minor Use Permit:

a. Commercial Use Types.

Transient Habitation: Lodging (uses exceeding 20 bedrooms)

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8205 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V2 Zone upon issuance of a Major Use Permit:

a. Civic Use Types.

Major Impact Services and Utilities

b. Commercial Use Types.

Research Services

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8220 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V2 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

8220

b. Density

The Density Regulations beginning at Section 4100 shall apply to the Fallbrook Village 2 Zone.

A maximum of 24 dwelling units per acre as a co-primary or secondary use only.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V2 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the FB-V2 Zone.

1.5 (the floor area of all buildings on-site may not exceed 1.5 times the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V2 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V2 Zone should maintain a

continuous building façade and buildings should maintain a zero front yard and exterior side yard setback. Building setbacks shall be reviewed as part of the Site Plan required by the Special Area Regulation. Where the scale and height of any proposed building or the need to provide adequate sight distance warrants a larger setback, in relation to the street width and surrounding buildings, a larger setback may be required.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 feet from lot line (permitted)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (permitted)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8230.d. of the Fallbrook Village 2 Zone Parking Regulations.
2. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook Village Parking Regulations.
3. Parking Services
4. Automotive and Equipment: Parking

m. Wireless Facilities

8220

For the purposes of Zoning Ordinance Section 6983 (Definitions), the FB-V2 Zone shall be included in the definition of "Residential Zones."

n. On-Premise Sign Regulations

All property with the FB-V2 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8230 PARKING REGULATIONS

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district, consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Fallbrook Village 2 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. All of the FB-V2 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V2 Zone the number of spaces required by the Parking Schedules in Section 6758 through 6783 may be reduced up to 25%.
- c. Relationship of Required Parking to Building Site. Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.
- d. Location of Parking on Building Site.
 1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
 - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106.)
 - b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).

- c) As close to the building entrances as is practical without interfering with pedestrian traffic.
 - d) At ground level.
- 2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8230 c. that does not have a building on the same legal parcel.
- 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lots provided pursuant to Section 8230 c. that does not have a building on the same legal parcel.
- 4. Exceptions. A Use Permit, Variance Or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8230 d.1 – 3 above.
- e. Parking Space Dimensions.
 - 1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
 - 2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 - 1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.

2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines and the County Water Conservation in Landscaping Ordinance.
3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

FB-V3 FALLBROOK VILLAGE 3 ZONE

8300 INTENT

The Fallbrook Village 3 (FB-V3) Zone is intended to provide opportunities for clean industry and manufacturing, including art-making. The area is also intended to allow uses that support community businesses and provide basic goods and services that are needed by community residents. To this end, in addition to the uses allowed in the FB-V1 and FB-V2 Zones, the FB-V3 Zone allows manufacturing and other general industrial uses where all materials and activities are located indoors and meet standard noise, vibration and odor limitations. In addition, many of the more intensive service-oriented civic and commercial uses that are not allowed in the retail oriented FB-V1 and FB-V2 Zones are allowed in the FB-V3 Zone. Residential uses are allowed where it can be shown that the use is compatible with adjacent commercial and industrial uses. Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8302 PERMITTED USES

The following use types are permitted by the FB-V3 Zone:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Religious Assembly

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales: Agricultural Sales
- Agricultural and Horticultural Sales: Horticultural Sales
- Agricultural Services
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment

8302

Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Building Maintenance Services
Business Equipment Sales and Services
Business Support Services
Communications Services
Construction Sales and Services
Financial, Insurance and Real Estate Services
Funeral and Interment Services: Undertaking
Medical Services
Personal Services, General
Repair Services, Consumer
Research Services
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited
Wholesaling, Storage and Distribution: Light

c. Industrial Use Types.

General Industrial

d. Agricultural Use Types.

Packing and Processing: Winery

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8303 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V3 Zone subject to the limitation stated after the use type.

a. Residential Use Types

Family Residential

All residential uses in the FB-V3 Zone shall require Site Plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

1. Site Plan Review Required. Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for use as a Family Residential Use Type in the FB-V3 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.

2. Content of the Site Plan. Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
 - a) Boundaries and existing topography of the property, and adjoining or nearby streets;
 - b) Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;
 - c) Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;
 - d) Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;
 - e) Location and treatment of important drainage ways, including underground drainage systems;
 - f) Proposed grading and removal of natural materials, including finished topography of the site;
 - g) Proposed landscaping plan including the location of exterior lighting fixtures and underground fuel storage facilities and aboveground pumps, if proposed.
3. Site Plan Review Criteria. The Site Plan shall be reviewed and evaluated by the Director for conformance with the following criteria.
 - a) Residential uses shall be located and designed so they are buffered from potentially adverse impacts created by adjacent, commercial and industrial uses.
 - b) Impacts to be addressed shall include noise, odors, air quality, lighting, visual quality and vibration.
 - c) Building and structures shall use construction methods such as windows and building materials that will reduce noise generated by the business and will reduce noise that may impact the residential use.

- d) Landscape buffers shall be utilized where appropriate to screen views from the residential use to visually undesirable portions of adjacent businesses. Landscaping shall be capable of reaching a height that will provide screening of views within one year of installation. To reduce fire hazards, plant material used shall not be on the North County Fire Protection District's Undesirable Plant List.
 - e) Lighting of the business use shall not excessively spill over into the residential use.
4. Site Plan Permit Exemption. An exemption from the Site Plan permit process requirement of Section 8303.a.1 may be granted by the Director under either of the following circumstances:
- a) If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially contribute to the attainment of the intent of the criteria listed in Section 8303.a.3 or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a Site Plan permit exemption due consideration shall be given to the recommendation of the appropriate Design Review Board. Such recommendation shall be in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign Site Plan permit exemption recommendations, and shall be accompanied by a copy of the project plans upon which the recommendation was based. Site Plan permit exemption requests shall be transmitted by the applicant to the Review Board using a form approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.
 - b) If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the appropriate Design Review Board.

No building permit shall be issued for a project for which the Site Plan permit exemption has been granted except pursuant to plans bearing the Director's stamp granting such exemption. No deviation from aspects of such plans pertinent to the criteria listed in Section 8303.a.3, such as materials, landscaping, site design and lighting, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Group Residential – Allowed in conjunction with a school where housing facilities are used by registered students of the school. The associated school facility does not have to be located on the same lot.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Animal Sales and Services: Veterinary (Large Animals) – except that large animals are not allowed to be kept overnight unless required in preparation for or recovery from surgery

Automotive and Equipment: Cleaning – Not to exceed 4 self-serve stalls

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Laundry Services – Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8304.

Wholesaling, Storage and Distribution: Mini-Warehouses – The Mini-Warehouse Use may not occupy more than 50% of the building area. For the purposes of calculation, common areas including interior courtyards, restrooms and hallways would not be included. All storage units shall be accessed by an interior corridor and shall not be accessed externally. The Mini-Warehouse Use shall be located within a single building on the parcel.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 60 cubic feet and equipment to 40 horsepower at any one time.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8304

8304 USES SUBJECT TO A MINOR USE PERMIT

a. Commercial Use Types.

 Transient Habitation: Lodging (uses exceeding 20 bedrooms)

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8305 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V3 Zone upon issuance of a Major Use Permit:

a. Civic Use Types.

 Major Impact Services and Utilities

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8320 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V3 Zone shall be subject to the following site development regulations:

a. Animals

 The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

 The Density Regulations beginning at Section 4100 shall apply to the FB-V3 Zone.

 A maximum of 24 dwelling units per acre.

c. Lot Area

 No minimum or maximum lot area.

d. Building Type

 Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V3 Zone.

 Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the FB-V3 Zone.

1.5 (the floor area of all buildings on-site may not exceed 1.5 times the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V3 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V3 Zone should maintain a continuous building façade and buildings should maintain a zero front yard and exterior side yard setback. Building setbacks shall be reviewed as part of the Site Plan required by the Special Area Regulations. Where the scale and height of any proposed building or the need to provide adequate sight distance warrants a larger setback, in relation to the street width and surrounding buildings, a larger setback may be required.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 feet from lot line (permitted)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (permitted)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations:

1. Outdoor storage of irrigation equipment and other agricultural related activities, equipment and support services.
2. Operations involving the manufacturing and production of art, as well as the outdoor storage of art manufacturing and production equipment and supplies.
3. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8330.d. of the Fallbrook FB-V3 Zone Parking Regulations.
4. Automotive and Equipment: Sales/Rentals, Farm Equipment. Providing that the use complies with Section 8330.c.3 of the Fallbrook FB-V3 Zone Parking Regulations.
5. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply to the portions of the FB-V3 Zone in the Fallbrook Special Parking District where the parking requirements shall be determined pursuant to the Fallbrook FB-V3 Zone Parking Regulations.
6. Parking Services
7. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the FB-V3 Zone shall be included in the definition of "Residential Zones."

n. On-Premise Sign Regulations

All property with the FB-V3 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8330 PARKING REGULATIONS

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, a portion of the Fallbrook Village 3 Zone is located in the Fallbrook Special Parking District and all of the Fallbrook Village 3 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. The portion of the FB-V3 Zone specified in Section 5761 b.1 is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V3 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
- c. Relationship of Required Parking to Building Site. Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.
- d. Location of Parking on Building Site.
 1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
 - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).

- b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - c) As close to the building entrance as is practical without interfering with pedestrian traffic.
 - d) At ground level.
- 2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8330 c. above that does not have a building on the same legal parcel.
- 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8330 c. above that does not have a building on the same legal parcel.
- 4. Exceptions. A use permit, variance or administrative permit may specify the location of parking areas and bicycle spaces in locations other than a required by Section 8330 d. 1 – 3.
- e. Parking Space Dimensions
 - 1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
 - 2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 - 1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.

2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines and the County Water Conservation in Landscaping Ordinance.
3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8400

FB-V4 FALLBROOK 4 ZONE

8400 INTENT

The Village 4 (FB-V4) Zone is intended to encourage the retention and attraction of businesses compatible with a predominantly retail environment fronting on a pedestrian-oriented street. Residential uses are allowed as a secondary use. The FB-V4 Zone is similar to the FB-V1 Zone, but allows more automobile-oriented uses and allows a flexible front yard setback. Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8402 PERMITTED USES

The following use types are permitted by the FB-V4 Zone:

a. Civic Use Types.

Administrative Services
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Lodge, Fraternal and Civic Assembly
Minor Impact Utilities
Parking Services
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales: Horticultural Sales
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Business Support Services
Communications Services
Financial, Insurance and Real Estate Services
Medical Services
Personal Services, General
Repair Services, Consumer
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

8403 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V4 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential - Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services - Not to exceed 1,500 square feet

Eating and Drinking Establishments - No drive-through

Food and Beverage Retail Sales - Not to exceed 2,000 square feet

Participant Sports and Recreation: Indoor - Not to exceed 2,000 square feet

Transient Habitation: Lodging - Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8404.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 15 cubic feet and equipment to 5 horsepower at any one time

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8404 USES SUBJECT TO A MINOR USE PERMIT

The following use types are permitted by the FB-V4 Zone upon issuance of a Minor Use Permit:

a. Commercial Use Types.

Transient Habitation: Lodging (uses exceeding 20 bedrooms)

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8405

8405 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V4 Zone upon issuance of a Major Use Permit:

- a. Commercial Use Types.

Research Services

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8420 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V4 Zone shall be subject to the following site development regulations:

- a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

- b. Density

The Density Regulations beginning at Section 4100 shall apply to the FB-V4 Zone.

A maximum of 24 dwelling units per acre as a secondary use only.

- c. Lot Area

No minimum or maximum lot area.

- d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V4 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

- e. Maximum Floor Area

No maximum floor area.

- f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the FB-V4 Zone.

2.0 (the floor area of all buildings on-site may not exceed twice the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V4 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V4 Zone should maintain a continuous building façade and buildings should maintain a zero front yard and exterior side yard setback along Main Street and adjacent side streets.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 – 15 feet maximum from lot line (permitted up to a maximum of 15 feet)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (permitted)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Outdoor storage of irrigation equipment and other agricultural related activities, equipment and support services is permitted upon approval of a Site Plan through the Community Design Review Area Regulations process.
2. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8430 d.
3. Automotive and Equipment: Sales/Rentals, Farm Equipment. Providing that the use complies with Section 8430 d.
4. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation.
5. Parking Services
6. Automotive and Equipment: Parking

m Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the FB-V4 Zone shall be included in the definition of "Commercial Zones."

n. On-Premise Sign Regulations

All property with the FB-V4 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8430 PARKING REGULATIONS

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Fallbrook Village 4 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

- b. **Parking Requirements.** In the FB-V4 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
- c. **Relationship of Required Parking to Building Site.** Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. For any property in the FB-V4 Zone, the parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.
- d. **Location of Parking on Building Site.**
 - 1. **Bicycle Spaces.** Bicycle spaces, if provided, shall be located:
 - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).
 - b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - c) As close to the building entrance as is practical without interfering with pedestrian traffic.
 - d) At ground level.
 - 2. **Covered Parking.** Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel.
 - 3. **Open Parking.** Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel.
 - 4. **Exceptions.** A use permit, variance or administrative permit may specify the location of parking areas and bicycle spaces in locations other than a required by Section 8430 d. 1 – 3.

e. Parking Space Dimensions.

1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.

f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:

1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.
2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines and the County Water Conservation in Landscaping Ordinance.
3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
 (Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)
 (Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

FB-V5 FALLBROOK 5 ZONE

8500 INTENT

The Fallbrook Village 5 (FB-V5) Zone is intended to create and enhance areas where administrative office and professional services are the principal and dominant use. Residential uses are allowed. Development will have a scale and appearance compatible and complementary to adjacent residential uses. Uses generating high-volumes of vehicular traffic shall not be allowed in the FB-V5 Zone. Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8502 PERMITTED USES

The following use types are permitted by the FB-V5 Zone:

a. Residential Use Types.

Family Residential
Group Residential

b. Civic Use Types.

Administrative Services
Clinic Services
Cultural Exhibits and Library Services
Essential Services
Group Care
Minor Impact Utilities
Parking Services

c. Commercial Use Types.

Administrative and Professional Services
Business Support Services
Financial, Insurance and Real Estate Services
Medical Services
Personal Services, General

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8503

8503 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V5 Zone subject to the limitation stated after the use type.

a. Civic Use Types.

Child Care Center – 24 children or less

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8505 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V5 Zone upon issuance of a Major Use Permit:

b. Commercial Use Types.

Eating and Drinking Establishments

Research Services

Transient Habitation: Lodging

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8520 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V5 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the FB-V5 Zone.

A maximum of 24 dwelling units per acre.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V5 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

No maximum floor area ratio.

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V5 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

Front:	50 feet from centerline of the street
Side, Interior:	5 feet from lot line
Side, Exterior:	35 feet from centerline of the street
Rear:	25 feet from lot line

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Eating and Drinking Establishments. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Major Use Permit.
 2. Parking Services
 3. Automotive and Equipment: Parking
- m. Wireless Facilities
- For the purposes of Zoning Ordinance Section 6983 (Definitions), the FB-V5 Zone shall be included in the definition of "Residential Zones."
- n. On-Premise Sign Regulations
- All property with the FB-V5 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8530 PARKING REGULATIONS

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance compatibility with the adjacent residential uses consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Fallbrook Village 5 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. In the FB-V5 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
- c. Relationship of Required Parking to Building Site. Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. For any property in the FB-V5 Zone, the parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.

d. Location of Parking on a Building Site.

1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
 - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).
 - b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - c) As close to the building entrances as is practical without interfering with pedestrian traffic.
 - d) At ground level.
2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8530 c above that does not have a building on the same legal parcel.
3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8530 c above that does not have a building on the same legal parcel.
4. Exceptions. A Use Permit, Variance, or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8530 d. 1 – 3 above.

e. Parking Space Dimensions.

1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.

- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.
 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines and the County Water Conservation in Landscaping Ordinance.
 3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
 (Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)
 (Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

USE MATRIX

8600 USE MATRIX

The Director shall prepare and cause to be inserted in copies of the Zoning Ordinance, an official Use Matrix which expresses in graphic form the Fallbrook Village Zone Regulations contained in Sections 8100 through 8500, inclusive.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

FALLBROOK VILLAGE ZONE USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES		RESIDENTIAL										CIVIC										COMMERCIAL										INDUSTRIAL										OFFICE										RECREATION										CULTURAL										EDUCATION										RELIGIOUS										UTILITIES										TRANSPORTATION										OTHER																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
		1250	1260	1265	1275	1280	1300	See Fallbrook Village Regulations	1310	1315	1320	1325	1330	1332	1335	1340	1345	1346	1348	1350	1355	1360	1365	1370	1375	1380	1250	1260	1265	1275	1280	1300	See Fallbrook Village Regulations	1310	1315	1320	1325	1330	1332	1335	1340	1345	1346	1348	1350	1355	1360	1365	1370	1375	1380	1250	1260	1265	1275	1280	1300	See Fallbrook Village Regulations	1310	1315	1320	1325	1330	1332	1335	1340	1345	1346	1348	1350	1355	1360	1365	1370	1375	1380	1250	1260	1265	1275	1280	1300	See Fallbrook Village Regulations	1310	1315	1320	1325	1330	1332	1335	1340	1345	1346	1348	1350	1355	1360	1365	1370	1375	1380	1250	1260	1265	1275	1280	1300	See Fallbrook Village Regulations	1310	1315	1320	1325	1330	1332	1335	1340	1345	1346	1348	1350	1355	1360	1365	1370	1375	1380	1250	1260	1265	1275	1280	1300	See Fallbrook Village Regulations	1310	1315	1320	1325	1330	1332	1335	1340	1345	1346	1348	1350	1355	1360	1365	1370	1375	1380	1250	1260	1265	1275	1280	1300	See Fallbrook Village 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SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

	USE TYPES																											
	COMMERCIAL																											
	Enclosed	Semi-Enclosed	Open	Drive-In	Administrative and Professional Services	Adult Entertainment Establishments	Agricultural & Horticultural Sales	a) Agricultural Sales	b) Horticultural Sales	c) Agricultural Services	d) Auctioning	e) Grooming	f) Horse Stables	g) Kennels	O	Stockyards	g) Veterinary [Small Animal]	Automotive and Equipment:	a) Cleaning	b) Fleet Storage	c) Parking	d) Repairs [Heavy Equipment]	e) Repairs [Light Equipment]	f) Sales/Rentals [Heavy Equipment]	g) Sales/Rentals [Farm Equipment]	h) Sales/Rentals [Light Equipment]	i) Storage [Nonoperating Vehicles]	j) Storage [Recreation Vehicles & Boats]
1400	See Fallbrook Village Regulations				1410	6930	1415		1420	1425							1430											
FB-V1	●				●			●			●						●			●								
FB-V2	●				●			●			●						●			●		●						
FB-V3	●				●		●	●	●		●				△		△			●		●		●	●			
FB-V4	●				●			●			●						●			●		●		●	●			
FB-V5	●				●																							
Use Regulations																												
FALLBROOK VILLAGE REGULATIONS																												
FB-V1	Fallbrook Village 1																											
FB-V2	Fallbrook Village 2																											
FB-V3	Fallbrook Village 3																											
FB-V4	Fallbrook Village 4																											
FB-V5	Fallbrook Village 5																											

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FALLBROOK VILLAGE ZONE USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

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USE TYPES COMMERCIAL (cont.)																						Use Regulations	
	Enclosed	Semi-Enclosed	Open	Drive-in	Building Maintenance Services	Business Equipment Sales and Services	Business Support Services	Communications Services	Construction Sales and Services	Convenience Sales and Services	Cottage Industries (See Sec. 6920)	Drug Paraphernalia Establishment	Eating and Drinking Establishments	Explosive Storage (See Sec. 6904)	Financial, Insurance and Real Estate	Funeral and Interment Services	a) Cremating	b) Interment	c) Undertaking	Gasoline Sales	Laundry Services		Medical Services
1400	See Fallbrook Village Regulations				1435	1440	1445	1450	1455	1460	1463	1464	1465	1470	1475	1480	1485				1490	1495	1500
FB-V1	●					△	●	●		△			△		●	△							●
FB-V2	●					△	●	●		△			△		●	△					△		●
FB-V3	●				●	△	●	●	●	△			△		●	△			●		△		●
FB-V4	●					△	●	●		△			△		●	△							●
FB-V5	●						●						M		●								●

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USE TYPES COMMERCIAL (cont.)		Enclosed Semi-Enclosed		Open		Drive-In		Participant Sports and Recreation		Personal Services [General]		Recycling Collection Facility (See Sec. 6970)		Repair Processing Facility (See Sec. 6975)		Research Services [Consumer]		Retail Sales		Scrap Operations (See Section 6300)		Spectator Sports and Entertainment:		Swap Meets	
		1400		1505		1510		1512		1513		1515		1520		1525		1530		1535		1540		Use Regulations	
		See Fallbrook Village Regulations																						FALLBROOK VILLAGE REGULATIONS	
FB-V1	●					△		●						●	M		●	●			●			FB-V1	Fallbrook Village 1
FB-V2	●					△		●						●	M		●	●			●			FB-V2	Fallbrook Village 2
FB-V3	●					△		●						●	●		●	●			●			FB-V3	Fallbrook Village 3
FB-V4	●					△		●						●	M		●	●			●			FB-V4	Fallbrook Village 4
FB-V5	●							●							M									FB-V5	Fallbrook Village 5

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USE TYPES		COMMERCIAL (cont.)										INDUSTRIAL					Use Regulations																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
		Enclosed Semi-Enclosed Open	Drive-In	Transient Habitation:			Campground (See Section 6450)			Lodging (See Section 6400)			Wholesaling, Storage and Distribution			Enclosed Semi-Enclosed Open		Custom Manufacturing	General Industrial	Heavy Industrial																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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USE TYPES		AGRICULTURAL														EXTRACTIVE					Use Regulations	
		Enclosed	Semi-Enclosed	Open	Horticulture	(a) Cultivation	(b) Storage	Tree Crops	Row & Field Crops	Animal Raising	Animal Waste Processing (see Section 6802)	a) Limited	b) Winery	c) General	d) Support	e) Wholesale	Agricultural Limited Winery	Mining and Processing (See Section 6850)	Site Preparation			
1700	See Fallbrook Village Regulations	1710	1715	1720	1725	1730	1735									1740	1800	1810	1820	FALLBROOK VILLAGE REGULATIONS		
FB-V1																				FB-V1	Fallbrook Village 1	
FB-V2																				FB-V2	Fallbrook Village 2	
FB-V3	●									●										FB-V3	Fallbrook Village 3	
FB-V4																				FB-V4	Fallbrook Village 4	
FB-V5																				FB-V5	Fallbrook Village 5	

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- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-21 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)
- △ Subject to Limitations in the Fallbrook Village Regulations

8700 RAMONA VILLAGE CENTER REGULATIONS

The Ramona Village Center Regulations apply to the area identified in the Ramona Community Plan as the Village Center and are intended to preserve and promote the character of Ramona while creating an automobile, bicycling, and pedestrian friendly environment for residents, business owners and visitors. These regulations are also intended to encourage the continuation and growth of the established equestrian and agricultural character of Ramona while promoting the economic development of the Ramona Village Center.

The Ramona Village Center Regulations, Sections 8700 through 8860 of the Zoning Ordinance are hereby referenced and contained under separate cover and are available at the Department of Planning & Development Services.

If specific regulations are not addressed in the Ramona Village Center Regulations, the remaining portions of the Zoning Ordinance shall apply, such as the Basic Provisions commencing at Section 1000, the General Provisions commencing at Section 6000 and the Procedures commencing at Section 7000.

(Added by Ord. No. 10348 (N.S.) adopted 7-30-14)

8900 ALPINE VILLAGE CORE REGULATIONS

The Alpine Village Core Regulations apply to the area identified in the Alpine Community Plan as the Village Core and are intended to preserve and promote the character of Alpine while creating an automobile, bicycling, and pedestrian friendly environment for residents, business owners and visitors. These regulations are also intended to encourage the continuation and growth of the established character of Alpine while promoting the economic development of the Alpine Village Core.

The Alpine Village Core Regulations, Sections 8900 through 8980 of the Zoning Ordinance are hereby referenced and contained under separate cover and are available at the Department of Planning & Development Services.

If specific regulations are not addressed in the Alpine Village Core Regulations, the remaining portions of the Zoning Ordinance shall apply, such as the Basic Provisions commencing at Section 1000, the General Provisions commencing at Section 6000 and the Procedures commencing at Section 7000.

(Added by Ord. No. 10348 (N.S.) adopted 7-30-14)

